

MUP-603 MUJERA BLANCA GONDOLA MODIFICATION

FINDINGS:

1. The granting of this Minor Use Permit should not result in a detriment to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
2. The proposed project is consistent with the zoning and land use in the area.
3. The Negative Declaration (EIAQ 120) satisfies the requirements of CEQA for this project and is therefore approved. It has been considered adequate in addressing the environmental impacts and mitigations for the project prior to its approval. The project will not have a significant effect on the environment.

APPROVED CONDITIONS:

1. This Minor Use Permit (MUP-603) authorizes modifications to the Godzilla Gondola to allow operation in higher winds.
2. The applicant shall obtain all necessary approvals from but not limited to CAL OSHA, California Regional Water Quality Control Board, and the San Tope County Building Department.
3. Towers placed within avalanche hazard zones shall be redesigned and constructed to withstand avalanches. The Ski Corporation shall be responsible for providing avalanche monitoring and appropriate control for this gondola and runs/trails associated with the gondola.
4. The new cabins and poles shall be painted the same as the existing or a color approved by the DRC.
5. Prior to start of construction, obtain a grading permit from the Department of Public Works. Grading plans shall depict all erosion control measures, revegetation efforts, and best management practices proposed.
6. The new gondola lift capacity (3000 people per hour) shall not be increased without approval of San Tope County.
7. Pursuant to Section 21089 of the California Public Resources Code and Section 711.4 et . seq. of the California Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid within 3 days of the date of the public hearing at which preliminary action to approve the project was taken. Currently, the fees required are \$1,280 for projects which have had a Negative

Declaration prepared.

8. The applicant shall prepare and submit Grading Plans, specifications and cost estimates per Section II of the Land Development Manual [LDM] to the DPW for review and approval for pertinent topographical features both on-and off-site. All planned construction, shall be shown on the plans. The applicant shall pay plan-check and inspection fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the design/site review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of grading plans.

9. All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the grading plans and all work shall conform to provisions of the County Grading Ordinance (Chapter 29, San Tope County Code). No grading, clearing, or tree disturbance shall occur until the grading plans are approved and all temporary construction fencing has been installed and inspection by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project improvement plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.

Submit to the DPW a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to improvement plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the improvement plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

10. Prepare and submit with the project grading plans, a drainage watershed map and erosion control plan. The plan shall address storm drainage during construction and thereafter and shall propose 'Best Management Practice' (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration for impervious surfaces, construction management techniques, erosion protection at culvert outfall locations, no soil material

will be imported, straw bales will be placed around the perimeters of the disturbed area, Enviro-fence will be placed wherever soil is to be disturbed to prevent degradation of downstream waters, all excavated material will be properly channeled away from disturbed areas, prior to soil disturbance adequate erosion control and storm runoff control facilities will be installed, and all disturbed areas will be revegetated. No final inspection shall be granted unless all revegetation is completed. Field verification of the completion of this work shall be arranged with staff.

11. This project is subject to payment of traffic impact fees as prescribed by the Transportation Limitation (TL) underlying zone that is in effect for this area (Ref. Chapter 4, San Tope County Code). The current fee is \$24213.00, payable to the issuance of a building permit. The actual fee paid will be that in effect at the time the payment occurs.

12. The applicant shall continue to participate in the San Tope County/Mujera Blanca Parking and Traffic Management Plan.